

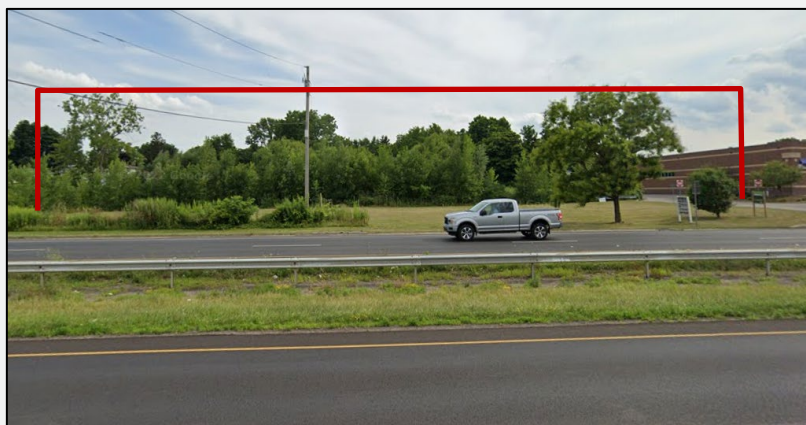


AVAILABLE OPPORTUNITY

- » FOR SALE OR LEASE
- » Vacant Land- 1.1 Acre Site
- » Seller Financing Available

PROPERTY HIGHLIGHTS

- » Excellent development opportunity with multiple potential uses in General Business zoning
- » Situated next to Walgreens & within close proximity to popular retailers such as Big Lots, Tops & McDonald's
- » Convenient access to traffic light via Ontario Center Road
- » Prime location right on Route 104 just South of Lake Ontario
- » Traffic Counts: 21,309 VPD on Route 104



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
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ONTARIO DEVELOPMENT SITE

1558 ROUTE 104

Ontario, NY 14519



SITE PHOTOS



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MARKET AERIAL



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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	1,738	8,664	16,573
Daytime Population	1,833	6,130	12,598
Households	734	3,614	6,706
Average Household Income	\$100,937	\$97,972	\$105,749



272
Businesses



2,445
Employees



\$188,386
Median Home Value



44.6
Median Age

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